

Town of Carlisle Affordable Housing Trust

Minutes

April 24, 2014

Present: Greg D. Peterson, Chair; John Gorecki; Timothy F. Hult; Douglas A.G. Stevenson; John D. Williams and Elizabeth DeMille Barnett, Housing Coordinator. **Absent:** Carolyn Ing and Peter Scavongelli.

Guests: Alan Lehotsky, Chair, Carlisle Housing Authority

1. **Meeting called to Order** at 7:05 p.m.
2. **Approval of Minutes.** Douglas Stevenson made a motion to approve, the March 27, 2014 Minutes as amended. John Williams seconded the motion. Four aye, one abstention, and two absent, the minutes were approved.

3. Old Business

A. Banta-Davis Update:

1. **2014 Town Meeting Preparation.** Trust members discussed preparation for April 2014 Town Meeting (TM). Timothy Hult and Douglas Stevenson shared their proposed Article 22(a) Banta-Davis Town meeting presentation on behalf of the Board of Selectmen and the Trust. The presentation proposes to continue pursuing a mixed-income rental housing strategy to address Chapter 40B. John Williams and Greg Peterson shared the Article 22(b) Town meeting presentation which had been developed for a mixed-income rental housing project on the Town-owned Banta-Davis property. John Gorecki proposed that the presenters also discuss the costs of the proposed affordable housing strategic approach toward Chapter 40B, as well as the potential costs of not implementing the proposed strategy, e.g., an expanded Carlisle Fire Department, other Town infrastructure, etc.

Mr. Hult noted that it will be important to present this TM article within the context of how the alternative scenario to this strategic approach, private-market driven Chapter 40B development with numerous homeownership scatter site developments, might have significant impact on the Town's landscape and population. He noted that Carlisle has a beloved landscape and is a special community, which residents have sought to live in and to raise their families.

Elizabeth D. Barnett, Housing Coordinator, reported that she had set up an Affordable Housing Trust webpage on the Town's website and had posted copies of final reports for the VHB, Inc. Banta-Davis Traffic Study, the City Point Wastewater Tie-in/Water Balance Study and the RKG, Inc. Mixed-income Rental Housing Market and Financial Feasibility Studies.

B. Updates on 338 Bedford Road

1. **Community Preservation Act (CPA) Funding.** Mr. Peterson and Mr. Williams discussed their Town Meeting presentation for the two CPA funding request articles: Article 19, Motion 2: \$50,000 for Community Housing development (not

to include Benfield, 338 Bedford Road or Banta-Davis) with a one-year claw back and 2) Article 19, Motion 3: \$125,000 toward the development of a ground lease for two group homes on the Trust-owned 338 Bedford Road property.

2. Request for Proposals (RFP) for Intellectually-disabled housing.

Alan Lehotsky, Chair of the Housing Authority and Carolyn Ing reported that Town Counsel was still reviewing the draft with the Attorney General's Office.

4. New Business

A. NOAH Benfield Farms and the Town-owned Benfield property.

Greg Peterson reported on a conversation he had with the Conservation Commission regarding blue-spotted salamander concerns and its decision to modify the silt fence near the vernal pool. Alan Lehotsky, Chair of the Housing Authority, reported that the MassDEP site visit was the result of the abutter's complaint about activity on the Town-owned Benfield property. This complaint resulted in a MassDEP inspection of the ConsCom modified silt fences, cart path and meadow soil erosion, etc. Mr. Lehotsky also discussed Carlisle Fire Department activity on the site. Ms. Barnett noted that she had participated in the MassDEP site visit.

5. Authorizations: Invoices were authorized by signature, for: VHB for the Banta Davis Traffic Study for \$2,275.48; Stamski and McNary for 338 Bedford Road survey work for \$1,200 and RKG, Inc. Associates for \$8,750.00 for the Mixed-income Rental Housing Market and Financial Feasibility Studies.

6. Next Meeting Scheduled for May 29, at 7:00 p.m.

7. Meeting Adjourned. Mr. Stevenson made a motion to adjourn and Mr. Gorecki seconded it. The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Elizabeth DeMille Barnett, Housing Coordinator